

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Aldarra Lots M & N Preliminary Plat.

2. Name of applicant:

Taconite, LLC

3. Address and phone number of applicant and contact person:

Taconite, LLC

David Clough, Managing Member

206-981-8600

220 West Mercer Street, Suite W-430

Seattle, WA 98119

4. Date checklist prepared:

October 2, 2018

5. Agency requesting checklist:

King County Department of Permitting & Environmental Review

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary Plat Application – Fall 2018

Preliminary Plat Approval – Winter / Spring 2019

Plat Infrastructure Construction – Fall 2019

Home Construction – Beginning Fall / Winter 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Wetland Reconnaissance & Delineation by Altmann Oliver Associates, LLC. 10/1/2018

Geotechnical Report by Terra Associates, Inc. June 11, 2018

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Plat Approval. Plat Infrastructure Construction Permits. Sammamish Plateau Water – Water and Sewer Extension Permits. Department of Ecology NPDES. Final Plat Approval. Building Permits.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a 23 lot preliminary subdivision of the 45.08 acre site. The underlying parcels are Lots M & N. Lot N will be developed into the proposed 23 lots while Lot M will serve as required open space and a critical area tract. Site access is provided by two existing road stubs located adjacent to the project's west boundary, SE 24th Way and SE 26th Street, within the Plat of Aldarra Division No. 1. The site will be developed with public roads, public utilities, residential lots and open space.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 28212 SE Duthie Hill Road, in Unincorporated King County in the NW Quarter of Section 7, Township 24 N, Range 7 E, and the SW Quarter of Section 6, Township 24 N, Range 7 E, W.M. The project is located adjacent to and north of SE Duthie Hill Road, with Aldarra Division No. 1 located to the west, and the Members Club at Aldarra (Golf Club) located to the east.

B. Environmental Elements

1. Earth

a. General description of the site:

Lot M is wooded, and contains a large wetland area. Lot N is mostly grass and shrubs, with some scattered trees. Lot N generally slopes down to the east at an average of approximately 17%. There are some paved driveway areas from the prior three homes on the property, which have been removed.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 27%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Per the Geotechnical Report by Terra Associates, Inc., the soils are interpreted as glacial ice-contact deposits generally consisting of 1.3 to 3 feet of medium dense silty sand with gravel overlaying dense to very dense silt with varying amounts of sand and gravel, till-like silty sand with gravel, and weakly to moderately cemented outwash-like sand with silt and gravel. The Natural Resources Conservation Service Web Soil Survey identifies the site as Alderwood gravelly sand loam (AgC & AgD).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The Geotechnical report indicates no observation or indication 'of deep-seated instability, groundwater seepage, or active erosion on the site slopes, and the slope areas are typically underlain by medium dense to very dense, granular glacial deposits.' There are no indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 82,650 cubic yards of earthwork / grading is proposed at the time of site improvement construction, pursuant to the preliminary grading and drainage plans (41,560 CY Cut / 41,090 CY Fill). Grading is planned as on-site excavation and fill, and potentially imported structural fill if required. Excess cut will be utilized on site. Exported soil, if any, will be disposed of at an approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing / grading and construction. However, site management during earth moving activities will include best management practices (BMPs) through an approved temporary erosion and sedimentation control plan (TESCP), prepared and approved as part of the engineering review. Also, a NPDES Permit will be required by the Washington State Department of Ecology.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 20% of the total site area will be covered with impervious surfaces including paved roads, concrete sidewalks, driveways, rooftops, patios, sport courts, etc.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

An approved TESC Plan will be followed during construction activities. BMP's will be utilized to reduce or control erosion and other impacts to earth, including silt fencing, straw bales, mulching or plastic covering, construction entrance, check dams, hydroseed, etc. All construction activities, site improvements and building construction will be consistent with the geotechnical recommendations and King County requirements.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The primary source of air pollutants generated during infrastructure improvements and home construction would be attributable to vehicle emissions from construction

equipment, dust from site grading operations, and trips to and from the project site by construction employees.

Emissions from the completed project would be those commonly associated with a single-family home, residential development.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Emissions from construction equipment and trucks would be reduced by using well-maintained equipment. Avoiding prolonged periods of vehicle idling and engine-powered equipment would also reduce emissions. Dust abatement / dust control measures may be implemented during construction if necessary per the approved TESC plan. By implementing BMPs and following prescribed mitigation measures, on-site construction activities are not likely to substantially affect air quality in the project vicinity.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Most of Lot M is a large sloped hydrogeomorphic class wetland. Per the Wetland Reconnaissance and Delineation, the wetland appears to be primarily from groundwater seepage along the slope. The Category III wetland 125-foot buffer and 15-foot building setback. There are no critical areas on Lot N except for the areas of steep slope along the southerly boundary adjacent to SE Duthie Hill Road, created by the road cut for SE Duthie Hill Road.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is proposed with 200' of the wetland located on Lot M.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in, or removed from, surface water or wetlands.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. The existing well was decommissioned circa 2002 during the Aldarra Division

No. 1 Plat development.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground. The site is served by public sewer.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Source of runoff is minor off-site flow and direct rainfall. Stormwater will be managed per King County Surface Water Engineering Standards. Stormwater will be discharged to the combination detention / water quality pond located offsite on the Members Club At Aldarra golf course; Pond DF-R1. Stormwater discharges from Pond DF-R1 into a grass-lined swale which discharges into an existing wetland and eventually flows into Patterson Creek. The Patterson Creek confluence with the Snoqualmie River is approximately 2 miles to the southeast of the site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. Sediment laden water (silts) will be controlled by project BMPs, the approved TESC plan and the approved General Permit to Discharge Stormwater.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal does not alter or otherwise affect drainage patterns in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will comply with King County Surface Water Engineering Standards. See Goldsmith's Storm Drainage Report submitted with the preliminary plat.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ **X** deciduous tree: **alder**, maple, aspen, other: **Red Alder, Willow**
- ☒ **X** evergreen tree: **fir, cedar**, pine, other: **Western Red Cedar**
- ☒ **X** shrubs
- ☒ **X** grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ **X** wet soil plants: cattail, buttercup, bullrush, **skunk cabbage**, other: **slough sedge**
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ **X** other types of vegetation: **salmonberry, vine maple, black twinberry, Himalayan blackberry, lady fern, small-fruited bulrush**

b. What kind and amount of vegetation will be removed or altered?

All vegetation will be removed from the proposed roads, easements, and future planned homes / lots. Vegetation will be retained within Lot M (open space and critical area tract).

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered plant species are known to be present on-site or in the immediate vicinity of the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The proposed roadway streetscape will be landscaped as required by King County. Following home construction. Individual lots will also be landscaped and will enhance vegetation on the site. Lot M will be held as an open space / critical area tract and remain undisturbed.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. _____

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Cougar, Bobcat, small mammals: ie squirrels, moles, etc.

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

There are no known threatened or endangered species known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

The entire region is part of the Pacific Flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

Lot M will be retained as an open space / critical area tract which will preserve 50% of the site for wildlife.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric Power – power / heating and cooling.

Natural Gas – heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No adverse impact to potential use of solar power by adjacent property owners is anticipated.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Construction will comply with Federal, State and local energy requirements.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

No environmental health hazards are expected as a result of this proposal.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No existing hazardous chemicals or conditions that might affect project development are known or anticipated.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals are anticipated to be stored, used or produced during the project's development or construction. Fuel or other chemicals may be stored by the future homeowners for lawn / yard maintenance equipment.

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated for the proposed project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Construction contractors will follow standard safety practices for site development and home construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Other than road noise from SE Duthie Hill Road, no known sources of noise exist in the area which would affect the project. Current noise at the project site is consistent with that associated with a residential neighborhood.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels associated with site development (clearing and grading), and single family home construction would be expected for the short term. Noise levels associated with a single-family residential neighborhood would be expected for the long term. King County regulates noise associated with construction per the King County Code.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction noise will adhere to the requirements of the King County Code.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site is vacant. Lot N is mostly an open field with grass and shrubs, and some scattered trees. Lot M is wooded and contains a large wetland. North of the site is property owned by the Aldarra Homeowners Association and also a large property with a single family home. South of the site is SE Duthie Hill Road. To the east of the site is the Members Club at Aldarra, a private golf club, and west of the site are single family homes within Aldarra Division No. 1. The proposal is not anticipated to affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farmlands or working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: _

The proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

- b. Describe any structures on the site.

There are no structures located on the site.

- d. Will any structures be demolished? If so, what?

No structures will be demolished as part of the proposal.

- e. What is the current zoning classification of the site?

The site is zoned R-1-P.

- f. What is the current comprehensive plan designation of the site?

Urban Residential, Low (1 du per acre)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A majority of Lot M is a large wetland. See the Wetland Delineation Report by Altmann Oliver Associates, LLC dated x, x 2018.

- i. Approximately how many people would reside or work in the completed project?
Assuming 2.6 people per household, approximately 60 people would reside in the completed project.
- j. Approximately how many people would the completed project displace?

No one will be displaced by the completed project. The site is vacant.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures are proposed to avoid or reduce displacement impacts.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is a single-family residential development consistent with the R-1-P zoning which is compatible with existing and projected land uses and plans per County Zoning and the Comprehensive Plan.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed. There are no agriculture or forest lands of long-term commercial significance on or adjacent to the site.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

23 high-income single family homes would be provided by the project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated as the site is vacant.

- c. Proposed measures to reduce or control housing impacts, if any:

No measures are proposed to reduce or control housing impacts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum height for the project is 35' per the King County Zoning Code. Exterior building materials to be wood, manufactured wood product, metal, brick, stone and/or stucco.

- b. What views in the immediate vicinity would be altered or obstructed?

The project will be visible both from the adjacent neighborhood to the west, and the golf course to the east. The project site slopes down to the east which will help maintain the territorial & mountain views to the east and northeast.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The project will retain Lot M as an open space tract, and will provide street trees and landscaping as required for site development.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed neighborhood would produce lighting from housing, and street lights in the evening through early morning hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no known existing off-site sources of light or glare that would affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Duthie Hill Park is located approximately 2.2 miles southwest of the site, and is connected to Grand Ridge Park, Mitchell Hill Forest, and Preston Ridge Park for more than a total of 2,000 acres of public open space.

Thirty Acres (Soaring Eagle) Park is located approximately 1.52 miles northwest of the site, via the Aldarra and Trossachs neighborhoods.

The Members Club at Aldarra (private golf club) is located adjacent to / east of the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation. The site does not provide recreational opportunities. There are recreational opportunities in the immediate vicinity as described above.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Indian or historic use or occupation on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None known.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project site fronts SE Duthie Hill Road on the south. Access to the site will be provided with a loop-road connecting to two existing road stubs, SE 24th Way and SE 26th Street to the west, within Aldarra Division No. 1. Access to SE Duthie Hill Road is

available to the west via 278th Avenue SE. SE Duthie Hill Road connects to SE Redmond Fall City Road to the east. Interstate 90 is available to the southwest via SE Duthie Hill Road / SE Issaquah Fall City Road / Highlands Drive NE.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit. The nearest transit stop is located approximately 2.7 miles from the site, at SE 37th Place and Issaquah-Pine Lake Road SE in Sammamish.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking spaces would be eliminated. The project will provide a minimum of two parking spaces per household, or 46 parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will provide a new public loop-road with sidewalks on both sides of the street within the proposed community, connecting to both SE 24th Way and SE 26th Street, which are stubbed to the westerly project boundary. Road improvements are planned to match the existing road improvements in the neighborhood to the west.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Assuming 11 trips per day, per household, the completed project will generate approximately 253 vehicle trips. Peak volumes would occur in the PM peak hours, approximately 4 to 6 PM.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal is not anticipated to interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. An additional need would result for those services associated with the construction / addition of 23 single family homes.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Measures to reduce or control direct impacts on public services include paying increased property taxes, school impact fees, utility connection charges, and general government fees.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

New utility services will be constructed within the proposed roads, driveways and easements. Water and sewer will be provided by Sammamish Plateau Water. Electricity and Natural Gas will be provided by Puget Sound Energy. Cable will be provided by Xfinity and/or Verizon. Telephone will be provided by Frontier and/or Xfinity. Natural gas, water and sanitary sewer connections are available in SE 24th Way and SE 26th Street, and within easements on site. Storm sewer connections are available within easements located on-site, and also off-site / adjacent to the project to the east.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee David Clough

Position and Agency/Organization Managing Member, Taconite LLC

Date Submitted: 10/4/18

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Section I: Buildings

			Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Embodied	Energy	Transportation	
Single-Family Home.....	23		98	672	792	35922
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		61,800.00				3090000
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Total Project Emissions:

3125922

LEGAL DESCRIPTION

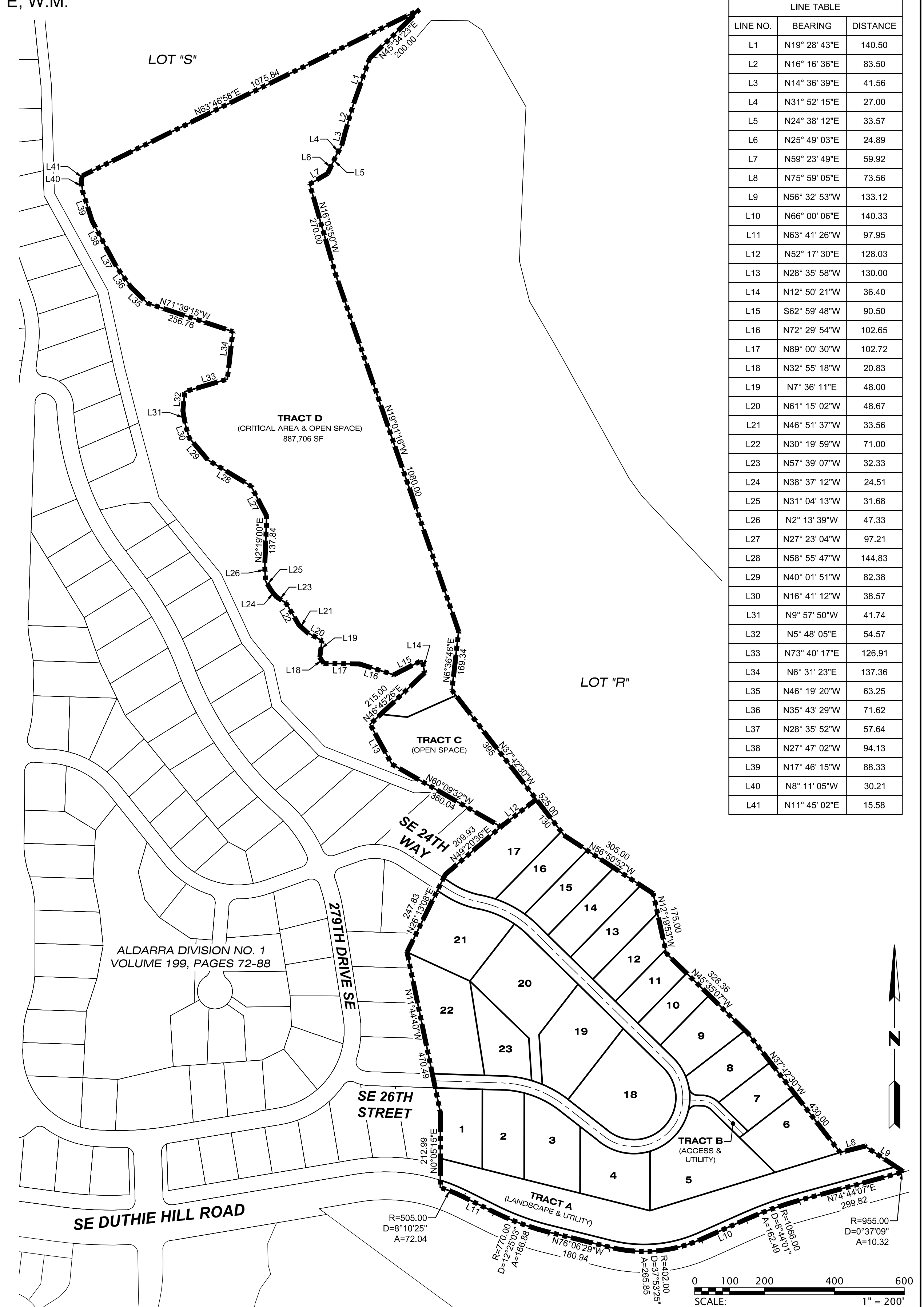
EXHIBIT "A"

Lots M and N, King County Boundary Line Adjustment No. L97L0174, recorded under Recording No. 9904229003, and Affidavit of Correction under Recording No. 20010403001504, which is a portion of Section 6, Township 24 North, Range 7 East, W.M. and Section 7, Township 24 North, Range 7 East, W.M., in King County, Washington.

SITUATE in the County of King, State of Washington

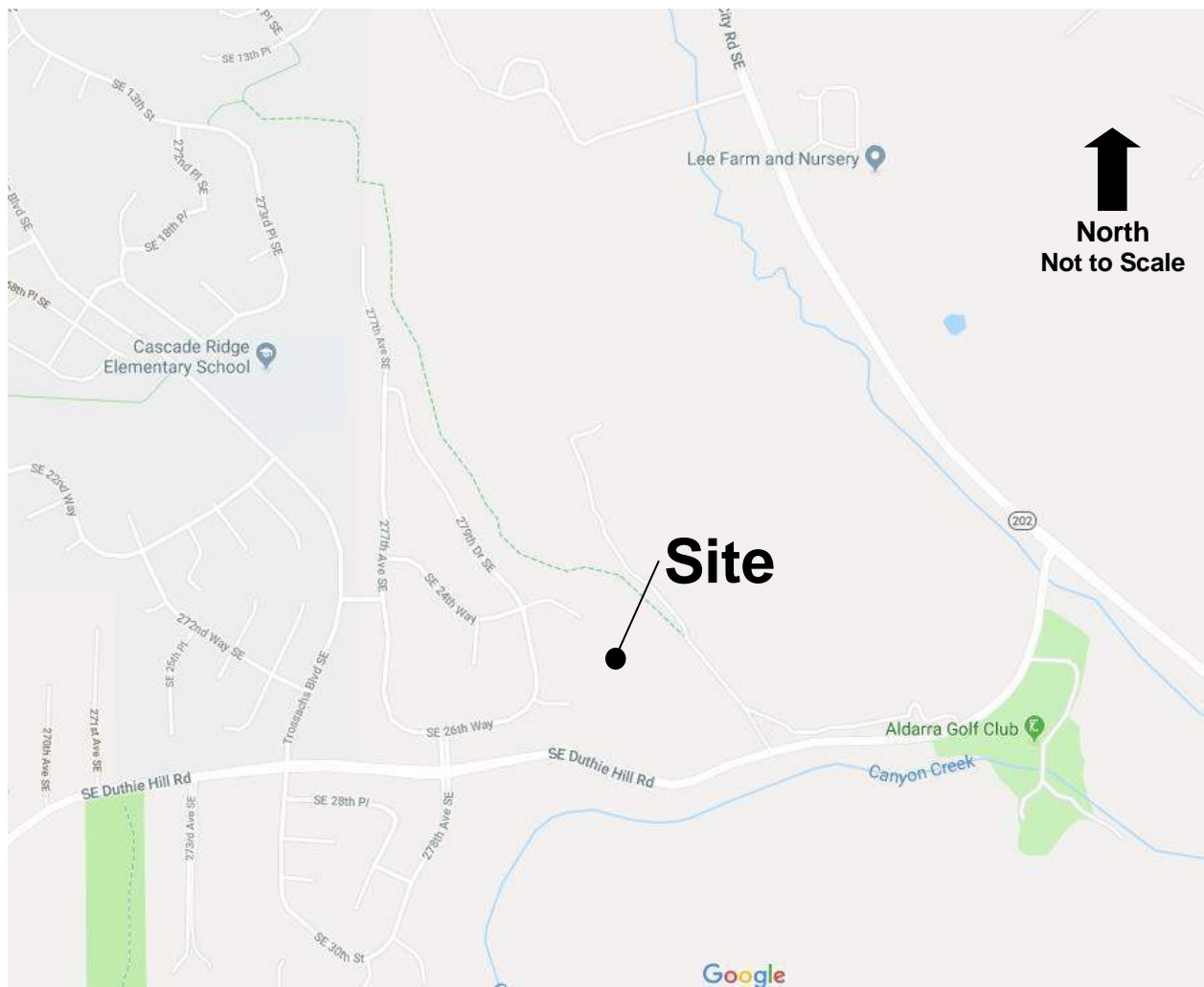
END OF EXHIBIT "A"

KING COUNTY, WASHINGTON



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N19° 28' 43"E	140.50
L2	N16° 16' 36"E	83.50
L3	N14° 36' 39"E	41.56
L4	N31° 52' 15"E	27.00
L5	N24° 38' 12"E	33.57
L6	N25° 49' 03"E	24.89
L7	N59° 23' 49"E	59.92
L8	N75° 59' 05"E	73.56
L9	N56° 32' 53"W	133.12
L10	N68° 00' 06"E	140.33
L11	N63° 41' 26"W	97.95
L12	N52° 17' 30"E	128.03
L13	N28° 35' 58"W	130.00
L14	N12° 50' 21"W	96.40
L15	S62° 59' 48"W	30.50
L16	N72° 29' 54"W	102.65
L17	N89° 00' 30"W	102.72
L18	N32° 55' 18"W	20.83
L19	N7° 36' 11"E	48.00
L20	N61° 15' 02"W	48.67
L21	N46° 51' 37"W	33.56
L22	N30° 19' 59"W	71.00
L23	N57° 39' 07"W	32.33
L24	N38° 37' 12"W	24.51
L25	N31° 04' 13"W	31.68
L26	N22° 13' 39"W	47.33
L27	N27° 23' 04"W	97.21
L28	N58° 55' 47"W	144.83
L29	N40° 01' 51"W	82.38
L30	N16° 41' 12"W	38.57
L31	N9° 57' 50"W	41.74
L32	N5° 48' 05"E	54.57
L33	N73° 40' 17"E	126.91
L34	N6° 31' 23"E	137.36
L35	N46° 19' 20"W	63.25
L36	N35° 43' 29"W	71.62
L37	N28° 35' 52"W	57.64
L38	N27° 47' 02"W	94.13
L39	N17° 46' 15"W	88.33
L40	N8° 11' 05"W	30.21
L41	N11° 45' 02"E	15.58

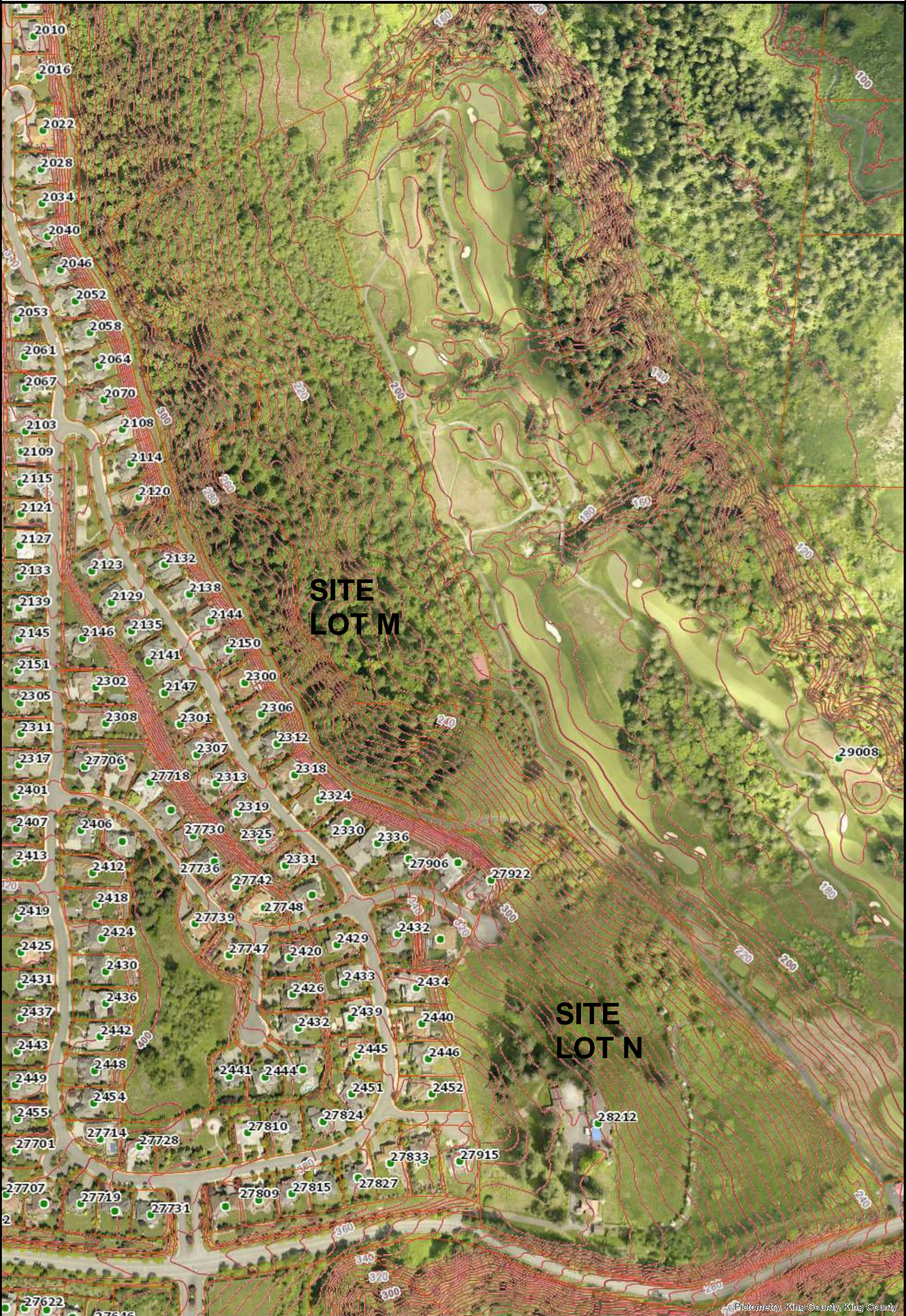
 GOLDSMITH LAND DEVELOPMENT SERVICES <small>1215 114th Ave SE, Bellevue, WA 98004 PO Box 3565, Bellevue, WA 98009 T: 425-462-1080 F: 425-462-7719 www.goldsmithengineering.com</small>				PLOTTED: 2018/10/08 12:50 EMALM				TACONITE, LLC	JOB NO. 16155
				DRAWN: EM				<p align="center">PRELIMINARY PLAT LAYOUT</p> <p align="center">PRELIMINARY PLAT</p> <p align="center">ALDARRA LOTS "M" & "N"</p>	SHEET
				APPROVED: LN					<h1 align="center">HC2</h1>
								L:\2016\16155\3 DEVELOPMENT\CAD\HOST DRAWINGS\PRELIM SHORT PLAT\16155X04.DWG	28212 SE DUTHIE HILL ROAD KING COUNTY WASHINGTON



Vicinity Map

28212 SE Duthie Hill Road
Redmond, WA 98075

Aldarra Lots M & N



Pictometry, King County, King County

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Date: 7/19/2018

Notes:

